

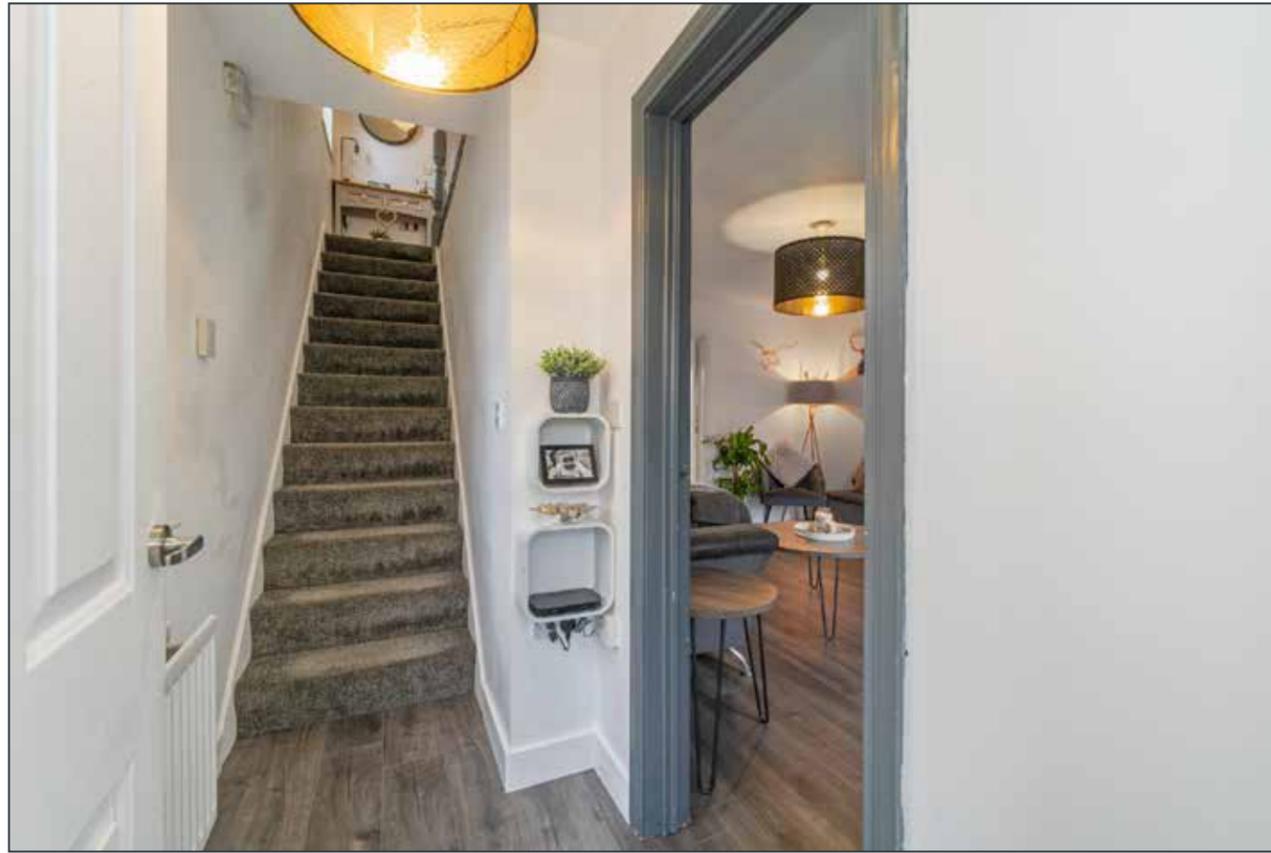
simon**BRIEN**  
RESIDENTIAL

39 Castle Cottage Close,  
Carrowdore, BT22 2GZ



Offers Around £129,950

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#### KEY FEATURES

- A great End of Townhouse property
- Located within a quiet family friendly cul de sac
- Modern, bright and airy interior
- Entrance hall
- Large lounge with 5kw multi fuel stove
- Deluxe fitted kitchen with Blue painted units and French doors to rear garden
- Three good sized bedrooms
- Deluxe bathroom comprising modern white suite
- Neat garden to front in lawn
- Enclosed private rear garden laid out in lawn, feature raised timber decking area and fencing
- Gravel drive to side providing off road parking
- Oil fired central heating system
- uPVC double glazed windows and doors

#### SUMMARY

This superb end of townhouse property is very deceptive in its proportions and provides a bright and well balanced home. Our clients have upgraded and modernised the property to a very exacting standard throughout which can genuinely only be appreciated upon internal inspection.

The accommodation briefly comprises: entrance hall with polished laminate floor, a large lounge with 5kw multi fuel stove, deluxe fitted kitchen units painted in a very trendy Blue, some integrated appliances, French doors to rear garden and ceramic tiled floor. At first floor level there are three good sized bedrooms and a deluxe bathroom comprising modern White suite.

Externally there are neat gardens laid out in manicured lawns, feature raised timber decking area, paved patio and fencing. A gravel driveway provides off road parking to the side of the property. To arrange your own viewing appraisal, please contact our Newtownards branch on 02891 800700.



#### THE PROPERTY COMPRISES:

##### GROUND FLOOR

uPVC double glazed front door with outside light to:

##### ENCLOSED ENTRANCE PORCH:

Polished laminate floor.

##### ENTRANCE HALL:

Polished laminate floor, telephone point.

##### LOUNGE:

**15' 11" x 13' 0" (4.85m x 3.96m)**

Attractive fireplace with 5kw multi fuel stove on slate hearth, polished laminate floor, storage cupboard, glazed door to:



**DELUXE FITTED KITCHEN/DINING**

**ROOM:**

**16' 3" x 11' 0" (4.95m x 3.35m)**

Single drainer stainless steel sink unit with mixer taps, range of high and low level blue painted units, Formica roll edge work surfaces, 4 ring ceramic hob unit, built in oven, plumbed for washing machine, plumbed for dish washer, stainless steel extractor hood, wall tiling, ceramic tiled floor, feature panelled wall, uPVC double glazed French doors to rear, enclosed garden.



**FIRST FLOOR**

**LANDING:**

Concealed hotpress with copper cylinder and immersion heater, polished laminate floor.

**BEDROOM (1):**

**14' 2" x 9' 5" (4.32m x 2.87m)**

Polished laminate floor, roofspace access, countryside views.





**BEDROOM (2):**  
12' 10" x 8' 11" (3.91m x 2.72m)

Polished laminate floor, built in robe.



**BEDROOM (3):**  
9' 0" x 7' 0" (2.74m x 2.13m)

Polished laminate floor, built in robe.



**DELUXE BATHROOM:**

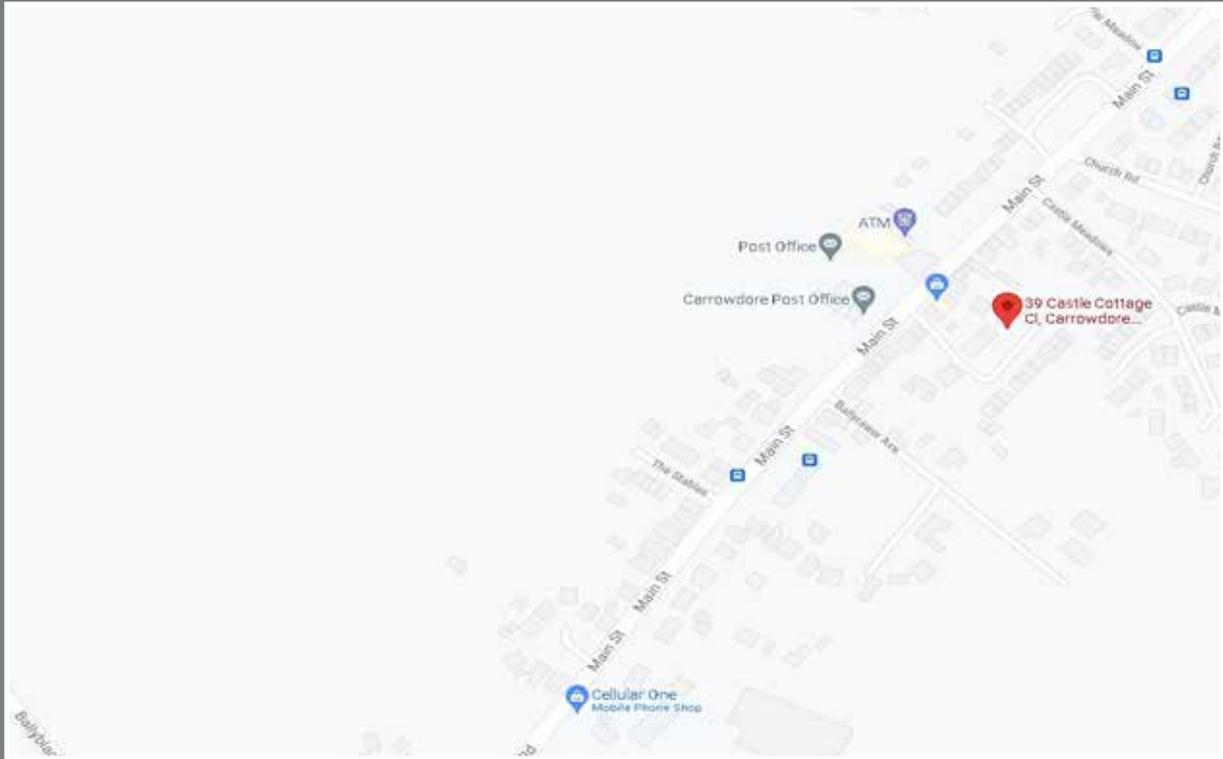
White suite comprising: Panelled bath with Mira Sport thermostatically controlled shower over, bath, glass shower screen, pedestal wash and basin, push button WC, chrome towel radiator, feature wall and floor tiling, extractor fan.

**OUTSIDE**

Gardens to front and rear in lawn, to rear in enclosed relatively private garden laid out in lawn paved patio area, fencing, oil fired boiler house, oil fired boiler, oil storage tank, feature raised timber decking.



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

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Score	Energy rating	Current	Potential
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81-91	B		
69-80	C		
55-68	D	66   D	71   C
39-54	E		
21-38	F		
1-20	G		

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